

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Antonio

State: TX

PJ's Total HOME Allocation Received: \$108,168,339

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 38			
% of Funds Committed	91.88 %	92.97 %	23	94.94 %	16	24	
% of Funds Disbursed	85.22 %	82.82 %	17	84.35 %	49	42	
Leveraging Ratio for Rental Activities	7.3	3.89	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	93.83 %	81.38 %	23	81.38 %	70	47	
% of Completed CHDO Disbursements to All CHDO Reservations***	65.56 %	57.46 %	17	68.05 %	44	38	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	62.69 %	70.67 %	28	79.65 %	11	11	
% of 0-30% AMI Renters to All Renters***	33.40 %	37.06 %	21	44.76 %	25	31	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	87.20 %	96.07 %	29	94.31 %	12	14	
Overall Ranking:			In State:	17 / 38	Nationally:	39 41	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,818	\$13,899		\$25,245	1,946 Units	37.80 %	
Homebuyer Unit	\$13,959	\$9,312		\$14,395	2,165 Units	42.10 %	
Homeowner-Rehab Unit	\$38,507	\$29,885		\$20,186	899 Units	17.50 %	
TBRA Unit	\$9,297	\$3,715		\$3,142	137 Units	2.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Antonio TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$69,420	\$61,943	\$39,036
State:*	\$49,529	\$58,417	\$32,549
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.81

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	11.9	5.0	2.8	20.4
Black/African American:	13.9	5.1	7.8	26.3
Asian:	0.4	0.0	0.0	0.0
American Indian/Alaska Native:	0.1	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.1	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.1	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.9	1.2	0.0	0.0
Asian/Pacific Islander:	0.1	0.2	0.2	0.0

ETHNICITY:

Hispanic	72.5	88.5	89.2	53.3
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HOUSEHOLD SIZE:

1 Person:	40.4	11.8	40.2	58.4
2 Persons:	27.4	19.9	32.6	24.8
3 Persons:	18.5	27.9	13.1	10.9
4 Persons:	9.1	22.6	6.2	5.1
5 Persons:	3.5	12.5	4.9	0.0
6 Persons:	0.9	4.1	2.0	0.7
7 Persons:	0.2	0.9	0.7	0.0
8 or more Persons:	0.0	0.3	0.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	25.4	10.2	10.3	64.2
Elderly:	22.3	3.5	49.1	4.4
Related/Single Parent:	29.6	31.4	6.1	17.5
Related/Two Parent:	13.4	50.0	26.3	2.9
Other:	9.3	4.9	8.2	10.9

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	34.4	1.4 [#]
HOME TBRA:	1.5	
Other:	13.6	
No Assistance:	50.5	

of Section 504 Compliant Units / Completed Units Since 2001 55

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Antonio

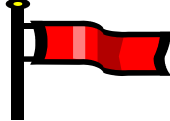
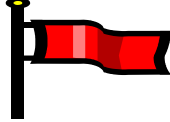
State: TX

Group Rank: 39
(Percentile)

State Rank: 17 / 38 PJs

Overall Rank: 41
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	93.83	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	65.56	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	62.69	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	87.2	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.38	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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